

Wilder Design and Construction Guidelines

Wilder is planned as a walkable community with a strong concern for sustainable design and construction in a coastal village setting. It is a community where innovative design and construction elements are encouraged.

These guidelines support the master planning that has been done to establish the community. The Master Plan is illustrated by a “Kit of Parts” that is available from the Wilder Owners’ Association or online at www.wildernewport.com.

Architectural styles generally appropriate to the Oregon Coast are Cottage, Craftsman, Bungalow, Victorian and Northwest. Illustrations and descriptions in these guidelines are examples only, and other construction and design methods may be used to achieve the goals.

These guidelines are broken down into categories addressing:

1. site layout, community design, and home exteriors; and
2. construction types and standards.

Site Layout, Community Design and Home Exteriors

These standards are primarily intended to support walkability and friendly streets. Just as the streets in Wilder have been designed to encourage walking and gathering, with narrower widths and traffic calming measures, the site planning and exterior planning design of homes can help make the community more lively.

1. Garages

Where alleys abut a property, garages shall be accessed from the alley. Where there is not alley access, it is preferred that garages be located to the rear of the property or at least five feet behind the primary façade of the building (see Figure 1).

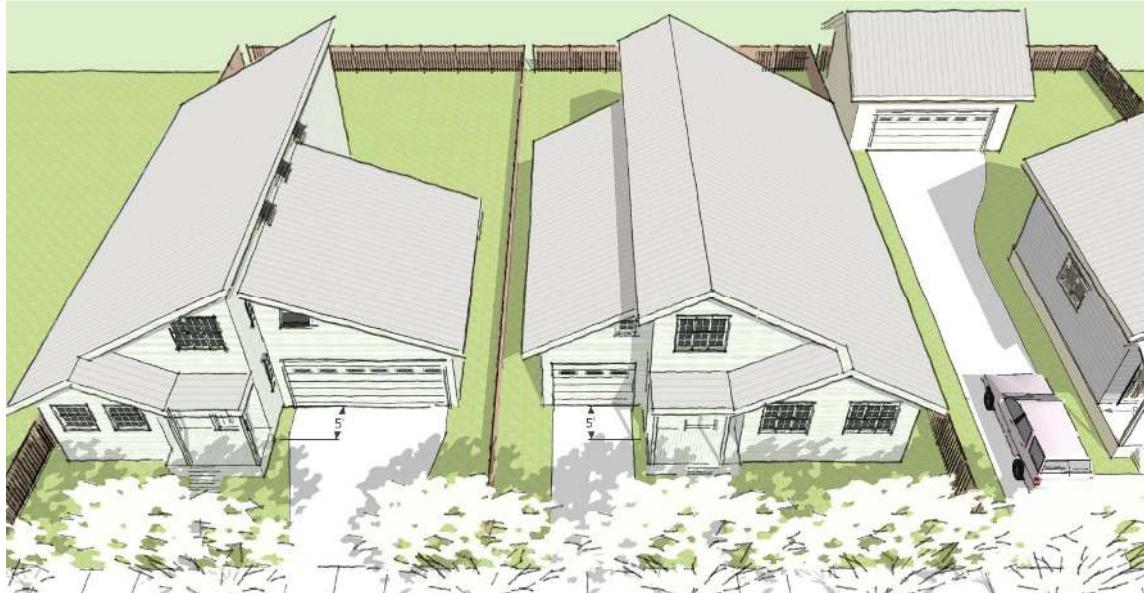


Figure 1: Garages recessed behind primary façade of buildings.

2. Main entries and porches

- a. Unless built on clustered lots, single family homes should have their main entry facing a street with a walkway to the public sidewalk or woonerf.
- b. Covered porches of at least six feet by eight feet should be provided at the main entry.
- c. Homes on corner lots should present an inviting façade to both streets.
- d. Decorative elements on roof edges, posts, rails and pickets are encouraged.

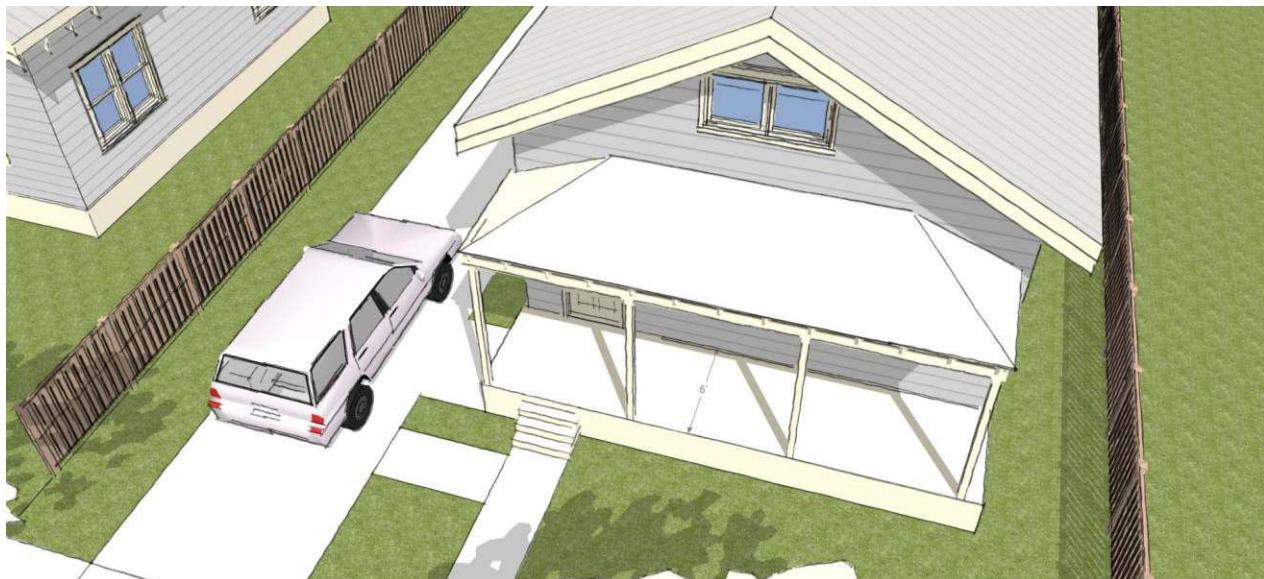


Figure 2: Main entry and porch to face street

3. Roof lines and street-facing facades

- a. Street facing facades should have sufficient articulation to provide visual interest and to break up expanses of flat planes. Roof lines should incorporate dormers and gables to add visual complexity. Wall expanses should be articulated with doorways, porches, bay windows, pop-outs, offsets and other similar features. Landscaping should be used to further break up exterior planes.
- b. The street-facing façade of homes should have windows for a minimum of 15% of the façade area.
- c. Where lap siding is used, the exposure shall be no wider than 5". See figure 3b.
- d. Windows should match the overall style of the house. For Craftsman inspired designs, windows should be double hung, oriented vertically, and grouped into a single, double or triple arrangement. Special small square or horizontally oriented clerestory accent windows are encouraged. For Northwest modern style homes, horizontal windows and sliders may be appropriate.

Wilder Design Guidelines

- e. The exposed face of trims at doors and windows shall be a minimum of $3 \frac{1}{2}$ ". See Figure 3e.



Figure 3b: Calculating area of windows on street façade.

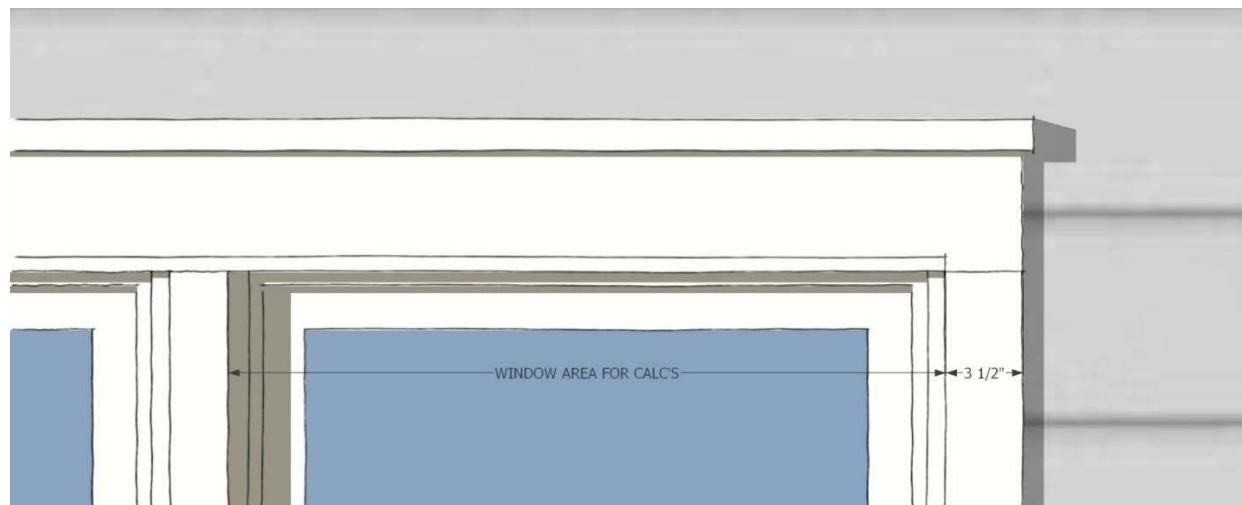


Figure 3e: Exterior trim

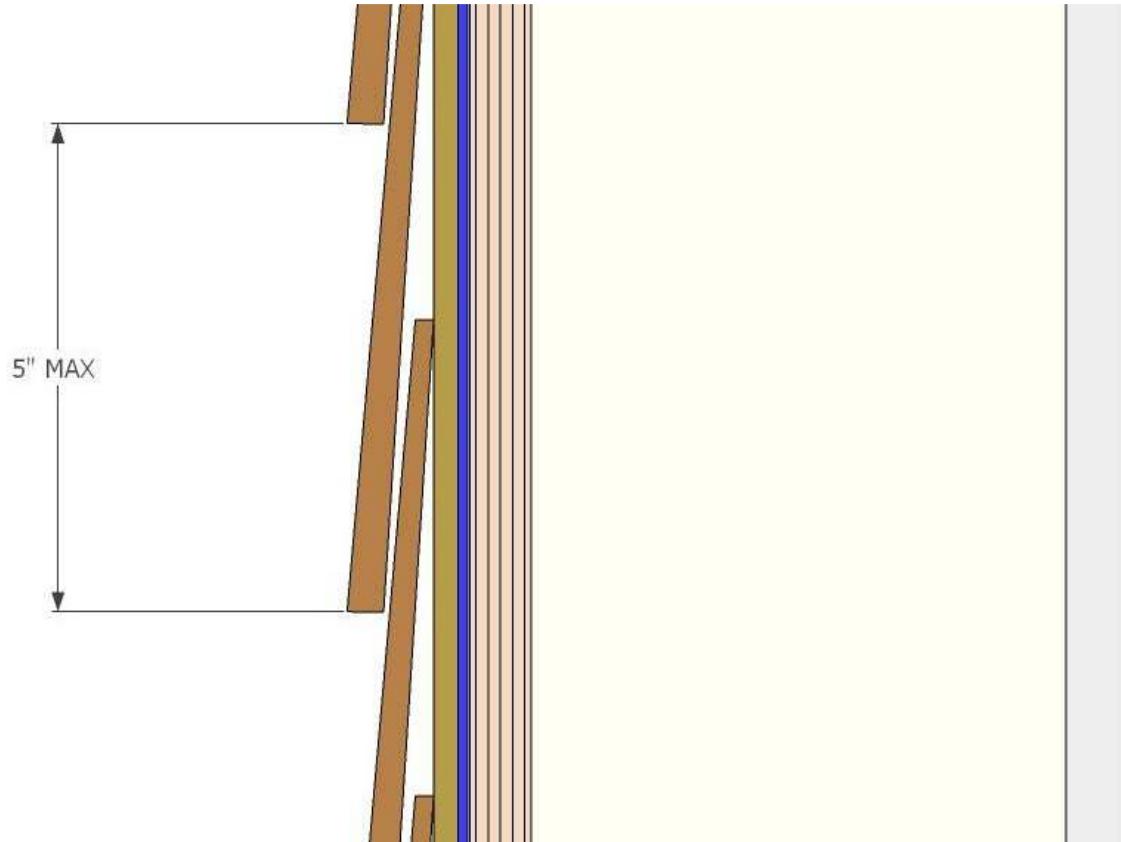


Figure 3c: Maximum exposure for lap siding

4. Degrees of privacy

The front of homes should be designed with particular and specific attention to the transition from fully public space – sidewalk or courtyard – to fully private interior space. Layering is encouraged for both visual appeal and function to soften and enliven house exteriors.

5. Landscaping

Landscaping provides further layering and softening of the built environment. At least one month prior to completion of a home, a builder shall submit a landscaping plan to Wilder for approval.

Use of native plantings is encouraged. Landscape maintenance routines shall incorporate Wilder's policy on herbicides, pesticides, and insecticides.

Wilder Design Guidelines

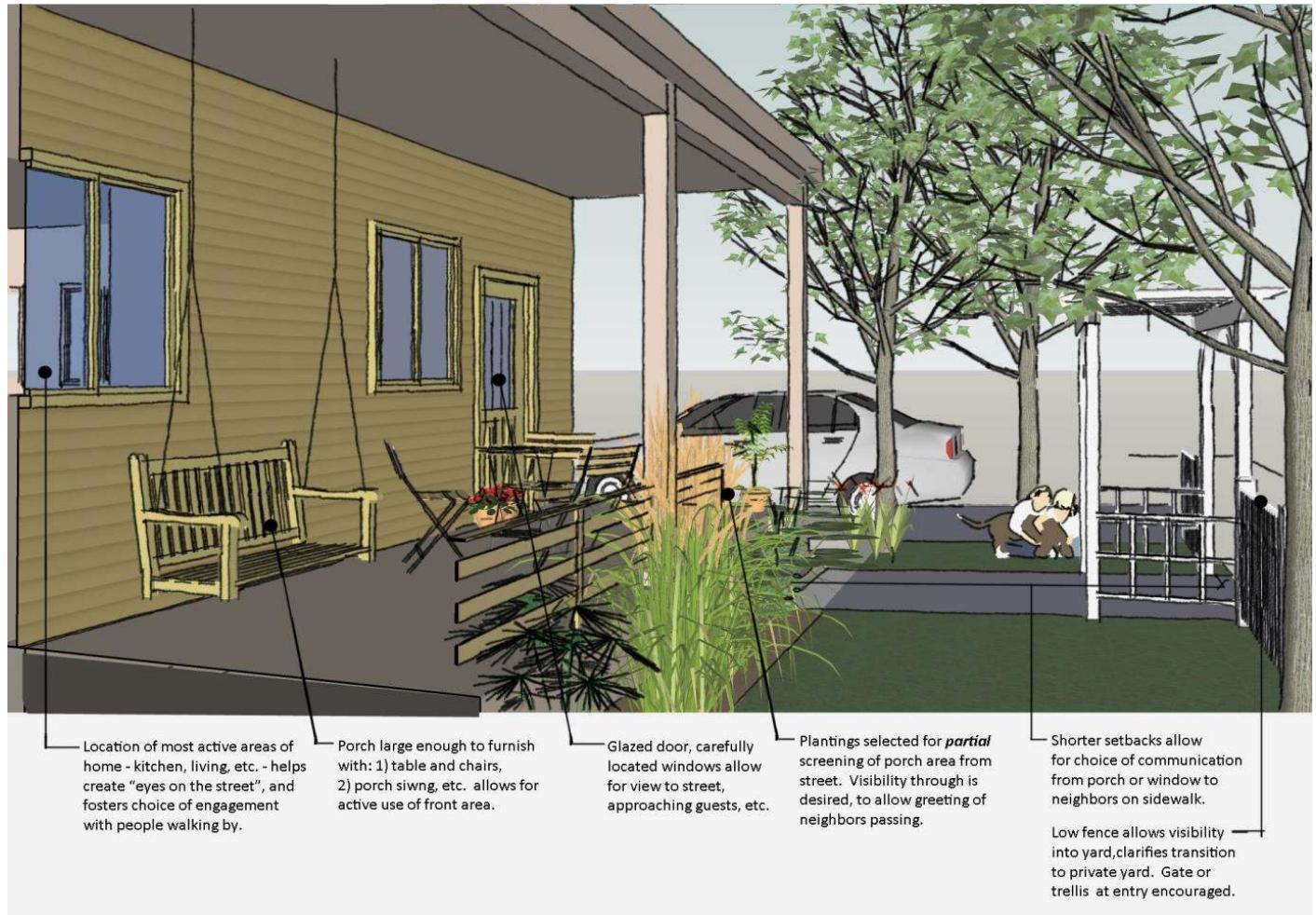


Figure 4: Layering

6. Windows facing adjacent dwellings

Where windows face side yards and existing or planned adjacent buildings, windows should be placed to avoid direct alignment between units. Both horizontal and vertical location should be considered to avoid direct alignment.

7. Accessory units

Accessory dwelling units and provision for home occupations are encouraged to provide flexibility and diversity of incomes. Accessory units should have a similar design – materials, level of detail, etc. to the main house with which they are associated. See Figure 7.



Figure 7: Accessory dwelling unit over detached garage.

8. Universal Design

For unit plans with a master bedroom on the ground floor, builders are encouraged to use universal design best practices, including adaptable design features such as:

- blocking in bathroom walls for future installation of grab rails;
- doors meeting ADA-prescribed widths;
- strategies to readily integrate access to the home, via ramping or no-step porch access.

9. Fencing

Enclosed yards/dog runs: For lots of 5,000 SF or smaller, a fenced-in yard area of at least 100 SF should be provided to the rear or side of the home, whenever feasible.

Materials: Fences shall be made of wood, with a preference for natural, unpainted wood, except that chain link fences may be used on the perimeter of Wilder and on the perimeter of park areas within Wilder (black chain link fence is preferred). “Good neighbor” style fences are encouraged. These have alternating planks on each side of the fence, so that neither side is front or back. See Figure 9. Lap siding wall fencing is not permitted.

Height Limits: Fences around front yards shall not be taller than 42”. Rear yard fencing shall not exceed 6 feet.

Wilder Design Guidelines



Figure 9: “Good neighbor” fencing provides separation, without turning a ‘back’ to either party.

Construction Standards

These standards are primarily intended to assure durable construction and to encourage sustainability best practices.

10. Green building

General standards: Proven green building practices shall be incorporated to the extent feasible, such as those set out in the Building America Best Practices Series, the Building Science Corporations Guides and Manuals, and other state of the art materials. These practices include:

- a. Energy savings measures - including the design of the building enclosure and the selection of appliances – should be part of every home at Wilder;
- b. Water saving fixtures such as low-flow toilets and low-flow showerheads should be provided;
- c. Low-VOC finishes and sealants should be selected to enhance air quality;
- d. Sustainably-sourced materials are encouraged, including FSC-certified wood and materials made from recycled content.
- e. On-site stormwater infiltration shall be installed, to the extent it is supported by site soil characteristics.
- f. All homes shall be solar ready, including adequate roof bearing capacity for a future photovoltaic panel array and appropriately sized conduit running between the main electrical service location and the ridge of the roof for future wiring of a PV array.
- g. Construction waste should be managed tightly, and the minimum amount of waste sent to landfill. Materials shall be diverted to recycling collectors to the greatest extent feasible, and quantities shall be ordered so as to avoid waste.
- h. Wood framed exterior walls shall be constructed of 2x6 studs, rather than 2x4, allowing for both insulation and durability.

11. Coastal building

General standards: Construction shall be durable and appropriate to the Oregon Coastal climate. Builders guides describing best practices for marine climates such as The *Building America Best Practices* series for a Marine Climate and the Building Science Corporation's Builder's Guide to Mixed Humid Climates. Proven methods of construction in marine climates shall be incorporated in the homes to the extent feasible.

- a. Proven practices to reduce the risk of water intrusion, vapor penetration, and to control moisture shall be incorporated to the extent feasible, including use of rain screens allowing moisture to drain outside of the building's sheathing, installation of flashings at window and door openings, self-adhering membrane wraps at openings, and properly lapped moisture barriers. Manufacturer recommendations for moisture control barrier systems shall be followed.

Wilder Design Guidelines

- b. The following exterior finishes are not permitted: vinyl siding, aluminum siding, "T-111" and exterior insulating finish systems ("EIFS"). Exterior trim shall be fiber cement or cedar; pine composite trim is not permitted.
- c. Because the overhang is a primary means of protecting the wall systems from rain, roofs shall have eaves and rakes extending at least 16 inches on all façades. For larger homes, overhangs should be 24". See Figure 10c.
 - d. All exterior openings – including openings for electrical boxes and similar services - shall be caulked to prevent air leakage.
 - e. Clad wood and fiberglass windows are preferred to vinyl windows; care should be taken that vinyl windows will withstand coastal climate conditions.

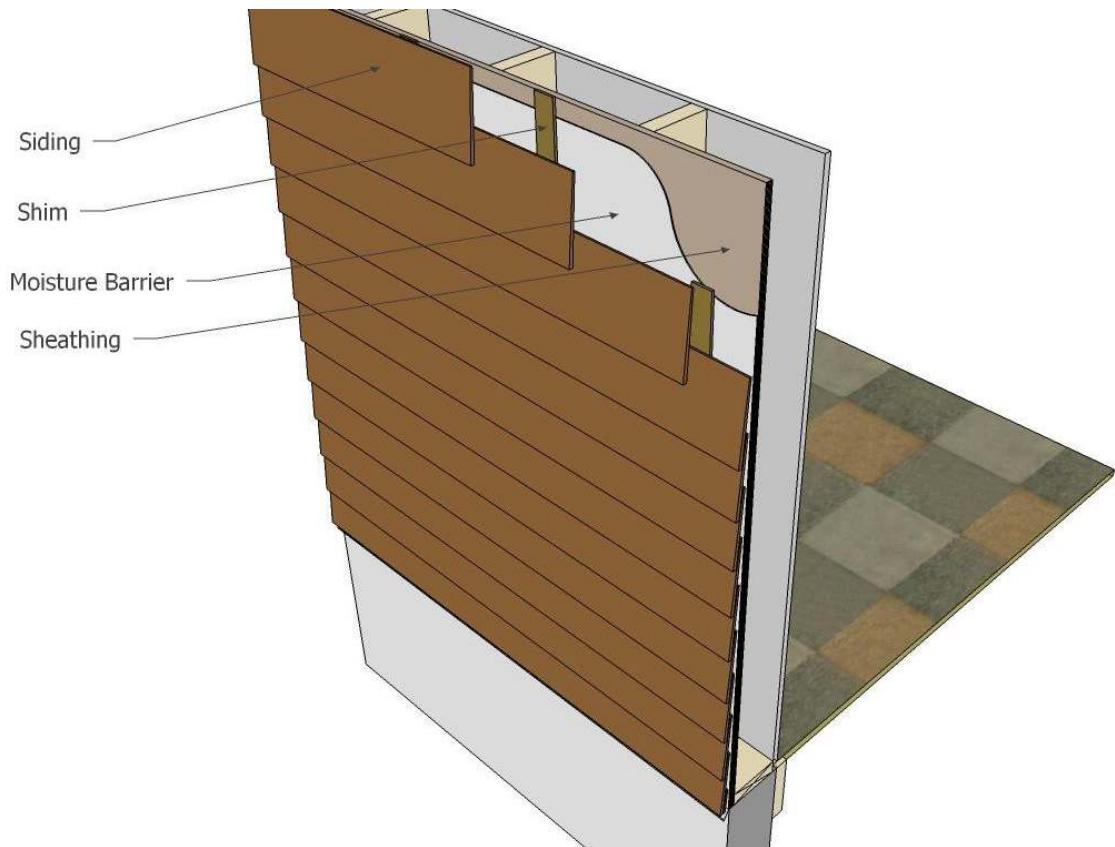


Figure 10a (1): Example of rain screen installation, allowing water to drain along face of moisture barrier, behind primary siding.

Figure

FRAMING & INSULATION

Shimmed air space for drainage

Moisture Barrier/Building Paper

Flashing

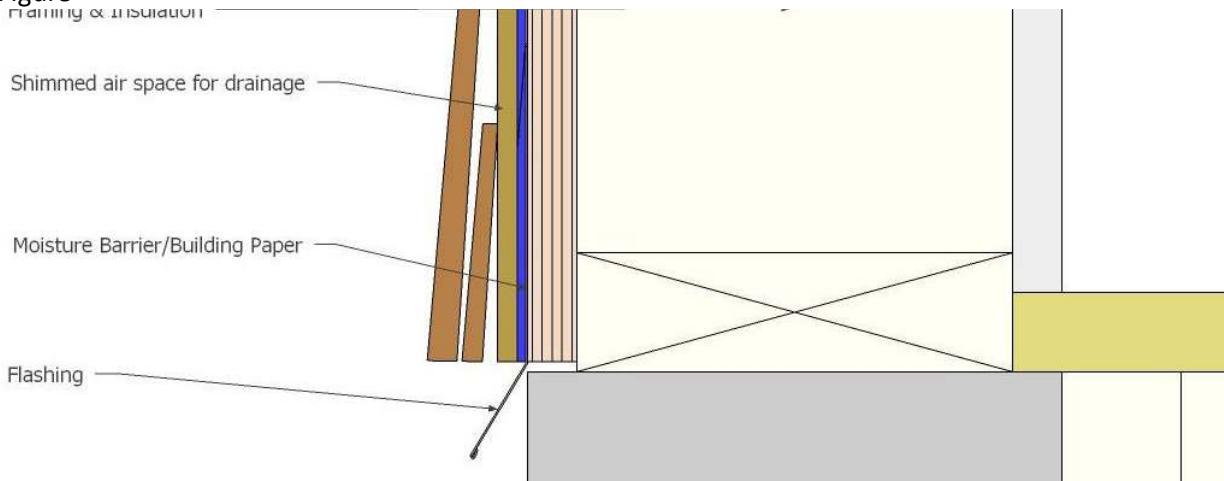


Figure 10a (2): Detail of rain screen.

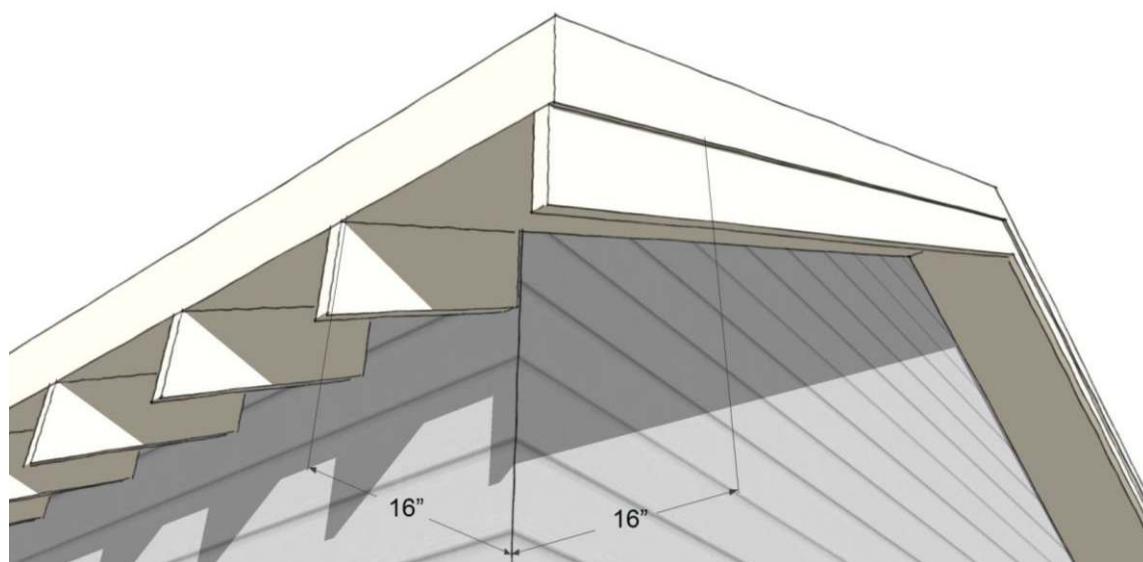


Figure 10c: Eave overhangs



Wilder Design Guidelines

Design Review

For each house a builder proposes to build, prior to applying for a building permit, the builder shall submit an application for design review consisting of detailed elevations, detailed plans, a materials list, and a completed Wilder design checklist. Wilder may request additional information concerning materials, design or other construction elements. Wilder may retain the services of an architect to review the application and propose modifications to the exterior of a house. The design review fee, not to exceed \$500 per design, shall be paid by the builder.

Builders shall submit a proposed exterior color palette for approval at least two weeks prior to painting the exterior of a house.

Any house that has received design approval may be built in Wilder without further design review, except that for a house to be built subsequently on a corner lot, the second street-facing side and roofline may require additional articulation. Any house that has received design approval may be built as a spec or custom home, but Wilder may designate certain lots as appropriate. For example, houses with a larger footprint may not be suitable for the smaller lots on the woonerf. To maintain the character of the community, Wilder may limit repetitive use of approved house plans in a single neighborhood.

If changes are to be made to the exterior of a house that has already received design approval, prior to applying for a building permit, the builder shall submit elevations and plans showing the changes. An additional design review fee may be assessed.

For houses that will be certified under the Earth Advantage, LEED, or other third party green building program accepted by Wilder, no additional submittals concerning “green” or “coastal” building practices are required for design review. For houses not certified by a third party, the builder shall submit to Wilder as part of the design review application a list of best green practices and best coastal practices that will be used for construction of the house. Upon issuance of the certificate of occupancy for the house, the Builder shall submit to Wilder a confirmation that the best practices items were incorporated in the house.

Commercial and Multifamily Design and Construction

Commercial and apartment buildings are considered featured structures and therefore shall be designed by an architect. Each building will be evaluated individually based on site layout, sustainability, durability, exterior aesthetics of the structure and landscaping, and functionality.

In general:

1. Buildings with commercial uses, flex space or live work units on the ground floor should have a setback of 0 to 5 feet, to improve connections between the interior uses and the public sidewalk.
2. A primary entry of buildings shall face the street. Secondary entries may face parking lots.
3. Commercial buildings should have glazed openings for 60% of the façade area on façades facing streets.
4. Buildings with ground floor residential uses should use one of the following strategies in order to provide an appropriate degree of privacy for ground floor uses.
 - a. Have the ground floor elevated by two to five feet
 - b. Have a setback of 5-10 feet with screening. Fully opaque screening such as fences and solid edges are discouraged in favor of semi-opaque screens. See Figure 11 a and b.

Where the ground floor unit is a live-work design and the work area is at the street face of the unit, these separations are not necessary. Nor are these separations necessary for townhouses and rowhouses.

5. Amenities should be considered for pedestrians and building users at the street frontage that contribute to an active streetscape. See Figure 12.



Figure 11 a and b: Two methods of providing privacy to ground-floor residential uses: vertical (2-5 feet) and horizontal (10-15 feet) separation, while still creating a relationship to the street.

Wilder Design Guidelines



Figure 12: Elements of an active streetscape. Setbacks are zero lot line, or up to five feet to provide for seating and display, without creating a separation between indoor and outdoor uses